

FORM B – BUILDING

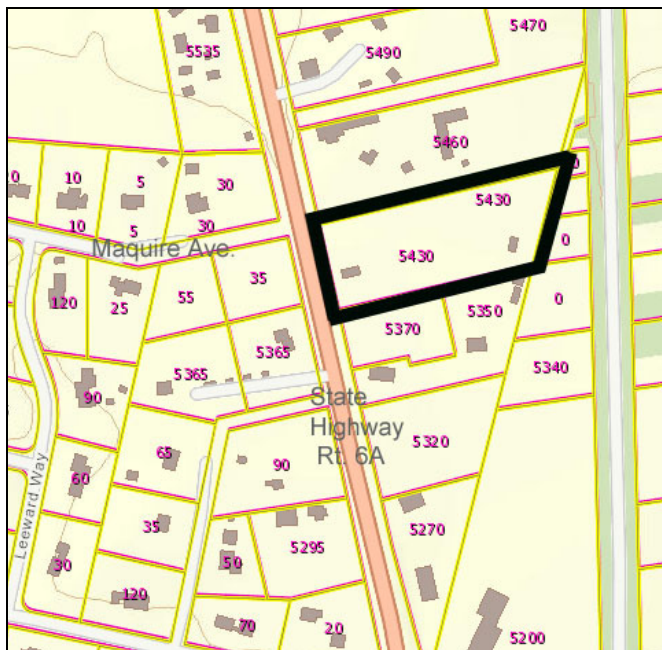
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northwest (Photo by Town of Eastham Assessor).

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-4

ORLEANS

EAS.742

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 5430 State Highway

Historic Name: Edgar J. Beauregard Cottage

Uses: Present: 2 single-family residences

Original: single-family residence

Date of Construction: ca. 1950

Source: deeds, recorded plans

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block piers

Wall/Trim: wood novelty & vertical wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*):

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 2.108 acres

Setting: The subject property is located on the east side of State Highway/Rt. 6. On the adjoining property to the north is a motel with multiple buildings. Across the highway to the west is a single family residential neighborhood through which Maquire Avenue runs. To the east are vacant remnant parcels owned by the Town of Eastham, themselves bounded on the east by the vacated Old County Rd. ROW and an electrical utility easement. The adjoining property immediately to the south has been cleared for redevelopment and farther to the south is another property with two single family dwellings, fronted by a parking lot that accommodates a roadside stand for fresh turnip sales.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5430 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

According to the Town Assessor, the subject property has two separate cottages, one located in the western portion not far from the right-of-way of State Highway, the other in the rear/eastern half of the lot which is not visible from the public way. The photos on file show the front cottage to be a simple one-story gable roof cottage with wide overhanging eaves and exposed rafter ends, and is clad with wood novelty siding painted white. Trim is gray wood. It has a rectangular 14-by-26 footprint; the front facade has three bays, including an eight-foot expansion off the right side, which has vertical wood siding. The windows are six-over-six sash, and could be replacements or original. (No building permits are on file for this property). The front door has been replaced. Concrete block piers support the structure. The second cottage is quite similar—it has a 14-by-29 footprint, a gable roof and a three-bay front facade. It has a dark brown finish and is probably stained

However, the above does not appear to describe what is actually on this lot and it is nearly impossible to get a clear look at the present home, not to mention a decent photo due to the heavy vegetation around it. The house is one-story with a gable roof and is clad with wood shingles. There is an exposed brick left wall chimney.

Primarily deciduous trees surround the buildings, with a few evergreens and pines among them. A long unimproved driveway

HISTORICAL NARRATIVE

Town of Eastham Assessors' records date the cottage at 5430 State Highway to 1920, but tax records indicate that no building stood on this lot until about 1950. Currently there are two cottages. The site on which it was built has been part of a 38-acre tract owned for generations by part of North Eastham's Horton family. Maps through 1910, the most recent to show the names and rough locations of Eastham householders, document that this area north of the intersection of State Highway and Nauset Road was virtually undeveloped; no property owners' names appear in its general vicinity.

For some time up to 1920 the 38-acre tract was owned by the brothers Reuben Higgins Horton (1845-1925) and William Higgins Horton (1848-1926), the sons of master mariner Isaiah Holbrook Horton Sr. (1814-74) and his first wife, Rebecca Higgins (1814-55). The brothers were born in Wellfleet, but by 1858 Isaiah Horton and his family were living in North Eastham on the west side of the County Road, just south of the intersection of that road with Nauset Road. The brothers both ultimately resettled near Boston, William leaving the Cape in the 1870s and Reuben after 1900. As had many other Eastham men, Reuben Horton earned income from both fishing and farming while living in Eastham, but by 1910 he had retired and was living with his wife Cynthia Clark Horton at the home of his son George in Reading, Massachusetts. William H. Horton was a merchant and furniture store proprietor in Boston but, like his brother, had married an Eastham native, Ella Ames Horton; by 1920 he too had retired and was living in Quincy with his daughters Ella and Helen.

In 1920 Reuben and William Horton sold the 38-acre parcel, described as bounded on the east by the tracks of the Old Colony Railroad and the Old County Road, on the south by Nauset Road (referred to in deeds as "the Cross roads running by the house of the heirs of the late Zara Higgins"), on the north by the property of Seymour Bangs, and on the west by land of the Higgins heirs "and the general field." The grantee was Ignatius J. Murphy, a street paving contractor who then lived in Norwich, Connecticut; he was still working as a "road building contractor" in 1930, when he lived in Somerville. It is tempting to speculate that he learned about the area during work on Cape Cod, possibly on the paving of what became the easternmost section of U.S. Route 6, from Provincetown to Brewster, New York, which was completed in 1925.¹ Murphy sold the tract in 1926 to Charles W. Snow (1855-1936), a Truro house carpenter and general contractor. Snow was a contractor and builder, and his sons David and Horace were in business with him in 1929. If the cottage dated to 1930, it would seem likely that the Snows built it, but none of the deeds for 5430 State Highway include references to buildings, and all but the most recent fail to cite sales figures. Further, Eastham tax commitment books record no buildings on any of the property through 1948.²

After Charles Snow's death, his children and heirs sold the 38-acre parcel to their brother David, who owned it from 1937 to 1946. In May 1946 David Snow sold the tract to Frank George Maguire, a veterinarian and state animal inspector from Monson, Massachusetts. By then the alignment of County Road had been altered to run through the parcel, and Maguire created a twenty-two-lot subdivision of the parcel.³ The plan shows two new roads, Maguire Avenue and Wilson Street, running west from County Road with the southern boundary being Aspinet Road. Between 1948 and 1954 Maguire sold all but four of these lots, including lot 19 in 1948, on which 5430 State Highway was built. The new owners were Jane C. McCormick of Norwich,

¹ Before this time the main road on Cape Cod was what is now Route 28, which was the extension of Route 3 from Boston to Provincetown; when Route 6 was made a federal road, the alignment changed to roughly its current location from a route that skirted the rear of this parcel.

² Reuben H. Horton (Eastham) and William H. Horton to Ignatius J. Murphy, 14 October 1920, Barnstable County Registry of Deeds (hereafter cited as BCD) 415:71; I. J. Murphy to C. N. Snow, 15 June 1926, BCD 395:584; Horace H. Snow et al. to David L. Snow, 27 November 1937, BCD 534:34.

³ David L. Snow to Frank G. Maguire, 13 May 1946, BCD 647:281; "Subdivision Plan of Land in Eastham Mass. Belonging to Frank G. Maguire," August 1946, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 76:103.

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Connecticut, and June E. Henry of Springfield.⁴ Given there are two cottages on the property, presumably of the same date, it seems probable that they were responsible for their construction. They owned the property for less than two years selling it in April 1950 to Edgar J. Beauregard of Ludlow.⁵

Born in 1914, Edgar Beauregard was the son of a Franco American jute mill carpenter who came to the United States in 1890; his mother, Blanche Beauregard, came from French-speaking Canada in 1889. In 1940 Edgar Beauregard was living in Ludlow and working as a repairman in a jute mill. He owned the subject property until 1980, when he sold it to current owners Ronald O. and Charlene D. Stutz of Worcester.⁶

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⁴ David L. Snow, Truro, to Frank G. Maguire, Monson MA, 13 May 1946, BCD 647:281; Maguire to Jane C. McCormick and June E. Henry, 21 June 1948, BCD 696:560.

⁵ Jane C. McCormick and June E. Henry to Edgar J. Beauregard, 25 April 1950, BCD 749:149.

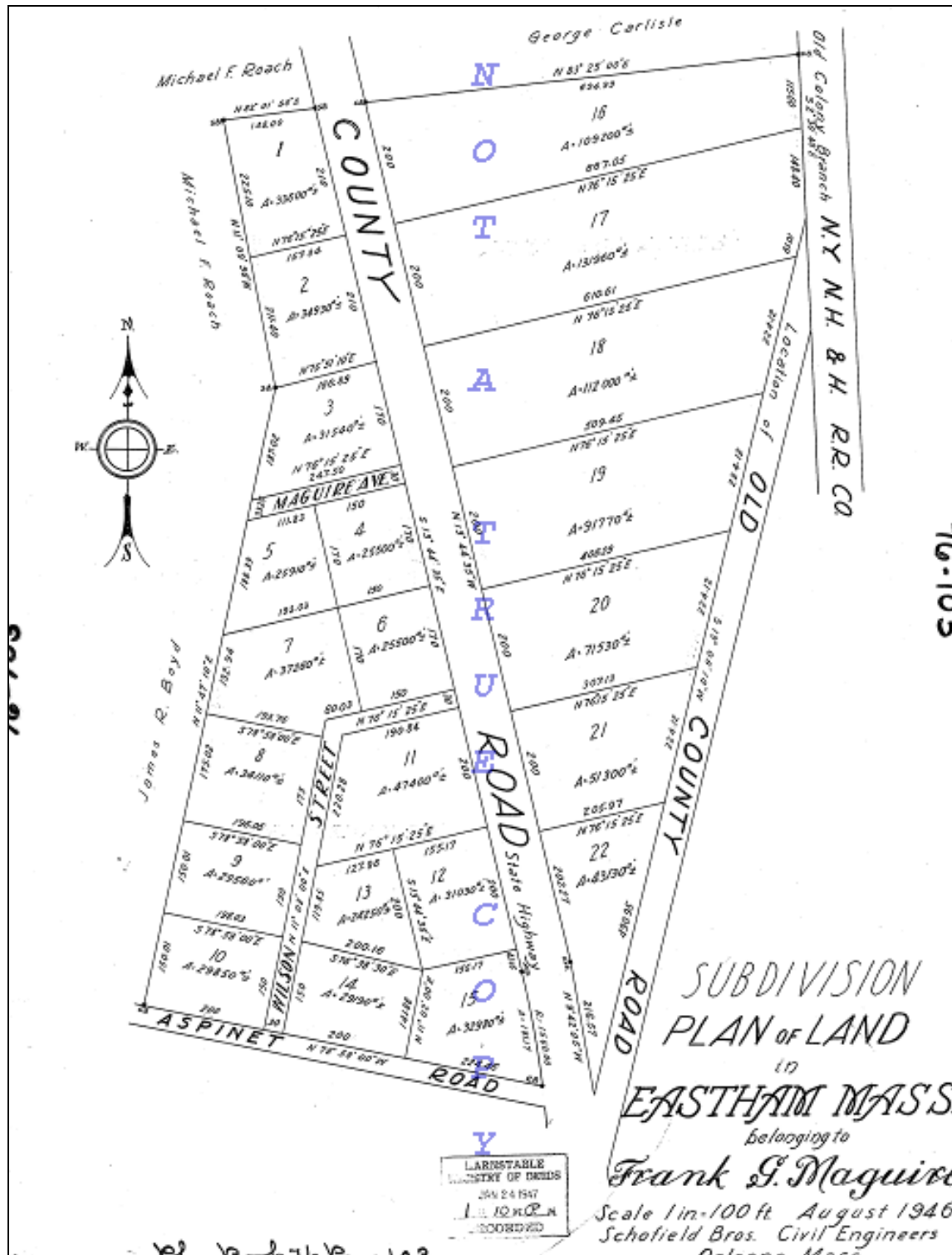
⁶ Edgar J. Beauregard to Ronald O. and Charlene D. Stultz, Worcester, 28 October 1980, BCD 3180:345.

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SUPPLEMENTARY IMAGES



The cottage at 5430 State Highway was built on Lot 19 of the Maguire subdivision (BCP 76:103).

PHOTOGRAPHS

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(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from southwest (July 2013 photo).